

The Wethersfield Historic District Commission held a Public Hearing on May 22, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Michael Rell, Vice Chairperson  
John Maycock, Clerk  
Mark Raymond  
Paul Courchaine, Alternate  
Lisa Wurzer, Alternate

Members Absent: Cynthia Greenblatt  
Douglas Ovian, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on May 10, 2012.

**APPLICATION NO. 4050-12.** Julie Revaz seeking to retain the installed replacement vinyl windows at 9 Avalon Place.

Julie Revaz, 9 Avalon Place, appeared before the Commission. The applicant purchased the home in 2002 with some windows already replaced in vinyl with grids between the glass. Over the next several years, she replaced the remaining windows in the house one room at a time. All windows on the 1<sup>st</sup> and 2<sup>nd</sup> floors of the house have been replaced. The applicant does not have any documentation on what brand of windows was installed. The windows are vinyl and have grids between the glass.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4051-12.** Barbara Clancy seeking to replace the wood garage door with a steel garage door at 33 Chesterfield Road.

Barbara Clancy, 33 Chesterfield Road, appeared before the Commission. She currently has a wood sixteen panel garage door with no windows. She would like to replace it with a Haas steel carriage house panel door with 16 panels and no lights. It will be white. There will be no hardware.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4052-12.** Bryon Kamay seeking to construct a 12' x 16' storage shed at 38 Hartford Avenue.

Applicant not present.

**APPLICATION NO. 4053-12.** Jean Joseph seeking to retain the installed metal chimney cap and construct a bluestone/slate chimney cap on brick pillars at 496 Main Street.

Jean Joseph, 496 Main Street, appeared before the Commission. She would like to retain the metal chimney cap and add a bluestone/slate chimney cap on brick pillars over it. The applicant would like both the metal cap and the bluestone/slate cap. If necessary, the contractor can remove the existing metal cap and install a new one if it is smaller.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4054-12.** Marie Burton seeking to replace and expand the existing wood deck by 8' x 16' and construct bench seating around the deck at 10 River Road.

Marie Burton and Chris Bagdis, 10 River Road, appeared before the Commission. They would like to expand the existing deck by 8' x 16'. It will be a slightly higher deck around the pool so there is a little edge around the pool. Drawings were submitted. They are mirroring the existing deck in design and height. They will put a gate and screen the bottom with boxwood lattice. On the driveway side, Instead of railing, they will have benches where there is railing now. They will use stained wood. There is platform access to the pool now which they will be removing. There will be a walkway between the deck and the garage.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4055-12.** Spencer Mahar seeking to amend application number 4017-12 to change the mitered corner boards at 26 Willard Street.

Kristin Stearley, 505 Silas Deane Highway, appeared before the Commission. The applicant would like to change the mitered corners to 4" standard cornerboards with cedar shake shingles.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4044-12.** Ezekiel Williams Condominium Association seeking to construct a 6' wood privacy fence at 226 Broad Street. (Left open at the May 8, 2012 meeting. The last day to act is June 12, 2012.).

Glenda Lara, 268 Willard Avenue, Newington, appeared before the Commission. The association lost arborvitaes the whole length of the driveway. They want to replace them with a 6' stockade fence. The good side will face the neighbors. The fence will start at least 20' from the sidewalk to the corner of the property. The new fence will match the existing fence along the back of the driveway.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4047-12.** James McAlinden seeking to replace and change the size of the window in the kitchen and to demolish and re-build the mudroom at 3 Hubbard Place. (Tabled at the May 8, 2012 meeting. The last day to act is June 12, 2012.)

James McAlinden, 3 Hubbard Place, appeared before the Commission. He would like to leave the current kitchen window as is. He will still rebuild the mudroom but he will keep the flooring at the same height it is now. He will not replace the stairs or the railing to the mudroom. He will side the mudroom with cedar shake to match the existing on the house and will match the trim. He will replace the rear windows on the mudroom with a picture window consisting of two double hung windows. The windows will be Jeld-Wen wood windows. The door to the mudroom will be a Jeld-Wen wood French style 1 light door. He will retain the existing roof for the mudroom. He is just rebuilding the walls.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Rell seconded by Commissioner Raymond, and a poll of the Commission, it was voted to close the public hearing on all applications except application #4052-12 and open the public meeting.

Aye: Garrey, Rell, Maycock, Raymond, Courchaine

**APPLICATION NO. 4050-12.** Julie Revaz seeking to retain the installed replacement vinyl windows at 9 Avalon Place.

Upon motion by Commissioner Maycock, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that the Commission has been using the 2003 pictures for enforcement purposes. The 2003 photo shows some replacement windows that match the time period that the applicant said that she bought the house in 2002 and was replacing the windows a room at a time so the project had already started at the time the 2003 pictures were taken. The Commission had two applications prior from Avalon Place. In one case the home did not make the 2003 survey and it was unclear when the window replacement had occurred between present day and the 1975 survey and one which clearly showed the original windows in place in 2003. The Commission acted accordingly in both applications. The Commission is acting consistently in this application. The house has a lot of great features and the nice quarter round windows around the chimney have not been touched.

Commissioner Maycock stated that this is one of those that happened before the enforcement timeline. Some of the windows were done prior to the owner moving in. He doesn't have a huge issue with it.

Commissioner Rell stated that she could have really brutalized the existing look, but she did match the existing light patterns. There is a discrepancy in the time. The Commission doesn't have the exact time when something was done prior to her moving in and what the previous owners replaced and what she has replaced. He can see and understand why she would want to do it.

Aye: Garrey, Rell, Maycock, Raymond, Courchaine

**APPLICATION NO. 4051-12.** Barbara Clancy seeking to replace the wood garage door with a steel garage door at 33 Chesterfield Road.

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Maycock stated that the Commission has already approved similar doors in the district and the house is already wrapped.

Commissioner Garrey stated that it's a very nice house that is well sided. It has replacement windows. Steel doors have come a long way. It's a nice door.

Aye: Garrey, Rell, Maycock, Raymond, Courchaine

**APPLICATION NO. 4053-12.** Jean Joseph seeking to retain the installed metal chimney cap and construct a bluestone/slate chimney cap on brick pillars at 496 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Maycock stated that he couldn't ask for anything nicer. He agrees with Commissioner Wurzer. He thinks the metal cap is actually lower than the flue that's coming up the other side. It will be well hidden with a blue cap on top of it. There has to be some sort of code for this.

Commissioner Garrey stated that she mentioned that the contractor could put a smaller metal cap under the bluestone cap. When the Commission has heard applications for caps before it was either/or and not both.

Commissioner Rell stated that he thinks it defeats the purpose of what the Commission is tasked to do which is go around and look at metal caps versus either a brick or slate one. For him, it would be an either/or situation. It has a low profile, a slate cap a few inches above it might mask it but that's not what we've been tasked to do.

Commissioner Wurzer stated that it seems to her that the current metal cap wasn't as high as some of the other ones that the Commission has seen that are already existing. She thinks that Commissioner Rell makes a good point. The Commission has looked at the fact that a masonry cap will suffice for a new boiler liner but the Commission hasn't looked at any other way at keeping animals out.

Commissioner Courchaine stated that that's not really in the Commission's purview. You can set heavy screening inside but that would require rebuilding the stack of the chimney. That doesn't always work.

Aye: Garre, Maycock, Raymond, Courchaine

Nay: Rell

**APPLICATION NO. 4054-12.** Marie Burton seeking to replace and expand the existing wood deck by 8' x 16' and construct bench seating around the deck at 10 River Road.

Upon motion by Commissioner Maycock, seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. All skirting for the deck shall be boxed wood lattice.
2. The deck will match the existing deck in material and design.

**Discussion**

Commissioner Garrey stated that there is minimal impact. You get the benefit of the modern railing design being replaced by benches.

Aye: Garrey, Rell, Maycock, Raymond, Courchaine

**APPLICATION NO. 4055-12.** Spencer Mahar seeking to amend application number 4017-12 to change the mitered corner boards at 26 Willard Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that this is a simple change.

Aye: Garrey, Rell, Maycock, Raymond, Courchaine

**APPLICATION NO. 4044-12.** Ezekiel Williams Condominium Association seeking to construct a 6' wood privacy fence at 226 Broad Street. (Left open at the May 8, 2012 meeting. The last day to act is June 12, 2012.)

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The good side of the fence shall face out towards the neighbors.
2. The fence shall start approximately 20' back from the sidewalk.

**Discussion**

Commissioner Garrey stated that it's a simple stockade fence. He's glad it's further back from the sidewalk. When a stockade fence comes all the way to the sidewalk on these tight properties, it can really constrict the other property.

Commissioner Rell asked if the fence just goes straight back.

Aye: Garrey, Rell, Maycock, Raymond, Courchaine

**APPLICATION NO. 4047-12.** James McAlinden seeking to replace and change the size of the window in the kitchen and to demolish and re-build the mudroom at 3 Hubbard Place. (Tabled at the May 8, 2012 meeting. The last day to act is June 12, 2012.)

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The siding and trim on the porch shall match the existing on the house.

**Discussion**

Commissioner Garrey stated that it's a much more minimal change than what was discussed at the previous meeting. It retains the original footprint of the house. The only change visibly is going to be the siding material on the back. The door design really matches.

Aye: Garrey, Rell, Maycock, Raymond, Courchaine

**MINUTES OF MAY 8, 2012**

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the May 8, 2012 meeting.

Aye: Garrey, Rell, Maycock, Courchaine

Abstain: Raymond

**OTHER BUSINESS**

**Public comments on general matters of the Historic District**

None.

**Report of the Historic District Coordinator**

None.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Courchaine, seconded by Commissioner Maycock and a poll of the Commission, it was voted to ADJOURN the meeting at 8:20 PM.

Aye: Garrey, Rell, Maycock, Raymond, Courchaine

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
Clerk